

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 22, 2012**

**SUMMARY**

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business), development plan, and landscaping variance. The 1.45-acre property is located at 301 W. Green Meadows Drive, on a portion of the Rock Bridge Christian church site. **(Case # 12-28)**

**REQUESTED ZONING**

C-P (Planned Business District), with the following development restrictions identified in the applicants' statement of intent:

<b>a. Proposed uses</b>	See attached
<b>b. Maximum gross building floor area</b>	10,000 sq. ft.
<b>c. Maximum building height</b>	35 feet
<b>d. Minimum maintained open space (% of total site)</b>	40 percent

**VARIANCE REQUESTED**

<b>Section</b>	<b>Request</b>
<b>29-17 (d)(6)</b>	Variance from screening between adjacent C-P and R-1 lots

**DISCUSSION**

The applicants request approval of a rezoning from R-1 to C-P. Proposed uses would include all O-1 uses, excepting R-3 and R-2 uses (meaning R-1 uses would be permitted). It would also include the retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines. The site is designated "Neighborhood" on the Metro 2020 Plan. The statement of intent indicates that a minimum of 40 percent of the site is to remain as open space, and the gross floor area is not to exceed 10,000 square feet. The submitted development plan identifies 49.6 percent of the site in landscaping/open space, and a gross floor area of 7,988 square feet.

The applicants own and operate, along with one technician, a business that sells pinball and arcade amusement machines. They report that the vast majority of their sales take place online, making a commercial storefront, such as the one they currently have near Kohl's, an unnecessary expense. The applicants propose to construct a building on the subject site to house their business as well as other office uses in separate suites.

The nearest O-1-zoned property is approximately 630 feet east of the subject site on the north side of Green Meadows Road. The closest commercially-zoned property is zoned C-1, approximately 850 feet to the east on the north side of Green Meadows Road.

The applicants suggest a showroom for their pinball and other amusement machines in the proposed building on the subject site, along with offices and workspace for refurbishing the machines. They have mentioned that they would be receiving and

making shipments of the machines multiple times a week. This is one of the neighboring property owners' greatest concerns, along with the commercial zoning designation.

While the walk-in traffic for such a business may be negligible, given the expense of the amusement machines and the fact that they are not for general gameplay such as would be found at an arcade, it is, nonetheless, a retail business operation under the zoning ordinance and must be considered as such. The applicable use is "Stores, shops and markets for retail trades," found in the C-1 zoning district.

In a November 11, 2011 concept review, staff cautioned the applicants that a C-P request was unlikely to be recommended for or gain approval; however, it is always a citizen's prerogative as to whether or not to pursue a zoning change, plan, or other alteration.

As the site is surrounded by R-1, A-1, and R-1 PUD zoning, is designated "Neighborhood" in the Metro 2020 Plan, and presents potential traffic circulation issues whether connecting to Green Meadows Road or Green Meadows Circle, a C-P does not seem the best designation for the site. An O-P district, consisting of uses generating minimal traffic, may be more appropriate for this location, though the office zoning districts do not currently offer a use that permits activities of the nature proposed.

The O-1 district does, however, permit "Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including but not limited to:

- 1) Artists, sculptors, photographers.
- 2) Authors, writers, composers.
- 3) Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
- 4) Ministers, rabbis, priests, or other clergy members.
- 5) Physicians, dentists, chiropractors, or other licensed medical practitioners.
- 6) Seamstresses, tailors.
- 7) Teachers of private lessons in art, music, or dance."

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.45 (pending subdivision plat approval)
<b>Topography</b>	Flat
<b>Vegetation</b>	None
<b>Watershed</b>	Hinkson, Mill Creek
<b>Existing structures</b>	None currently on proposed outlot
<b>Existing zoning</b>	R-1 (one-family dwelling)

### **BACKGROUND**

<b>Annexation date</b>	1964
<b>Initial zoning</b>	R-1 (1971)
<b>Previous rezoning(s)</b>	None
<b>Metro 2020 Plan</b>	Neighborhood
<b>Reason for current request</b>	Rezone portion of property

## **SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning District</b>	<b>Land use</b>
North	R-1/A-1/R-1 PUD	Single-family residential
South	R-1	Single-family attached residential
East	R-1 PUD	Single-family attached residential
West	R-1	Fire station

## **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	All City of Columbia Services
<b>Water</b>	
<b>Electric</b>	
<b>Fire Protection</b>	

## **ACCESS**

<b>Pedestrian Access Needs</b>	
<b>Sidewalks</b>	None needed
<b>CATSO Bicycle/Pedestrian Network Plan</b>	Green Meadows Road is an urban trail/pedway

<b>Green Meadows Road</b>	Southeast of site
<b>Major Roadway Plan classification</b>	Major collector
<b>Capital Improvement Program projects</b>	Description: None
<b>Right-of-way needed</b>	Unknown

<b>Green Meadows Circle</b>	North of site
<b>Major Roadway Plan classification</b>	Local
<b>Capital Improvement Program projects</b>	Description: None
<b>Right-of-way needed</b>	Unknown

## **PARKS & RECREATION**

<b>Neighborhood Parks Plan</b>	None; Rock Bridge Park nearby
<b>Trails Plan</b>	None
<b>Trail easement(s)</b>	None

## **PUBLIC NOTIFICATION**

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on February 28, 2012.

Two informational meetings have been held since the case was filed in advance of the public hearing. The first was hosted on February 22, 2012, at Rock Bridge Christian Church by the applicants, Nic and Brooke Parks of The Pinball Company, and their consulting engineer, Jay Gebhardt of A Civil Group. The second was the City's standard public information meeting, held February 28, 2012. Multiple meetings have also been held by the neighborhoods' homeowners.

The case has followed the standard schedule for rezoning requests, having been filed on February 13, 2012. Interested parties have requested the item be tabled, and at least one citizen requested it be re-advertised, due to his concern that insufficient time was allowed for neighbors to review the revised statement of intent, which was submitted on March 9, 2012. Staff has furnished this document and the accompanying, revised plan to several inquiring citizens and encouraged them to share the documentation with others who may be interested in it. The revisions were made in accordance with the Planning and Zoning Commission's rules of procedure, and did not contravene any other submittal standard.

<b>Public information meeting recap</b>	Number of attendees: Nine (five adjacent residents, two applicants, and their two consultants) Comments/concerns: Several, namely centered on the C-P designation, permitted uses, and traffic
<b>Neighborhood Association(s) notified</b>	Green Meadows, Greenbriar-Trail Ridge, Rockbridge
<b>Correspondence received</b>	Several calls and e-mails requesting information and making comments in opposition

### **STAFF RECOMMENDATION**

Staff recommends denial of the rezoning request.

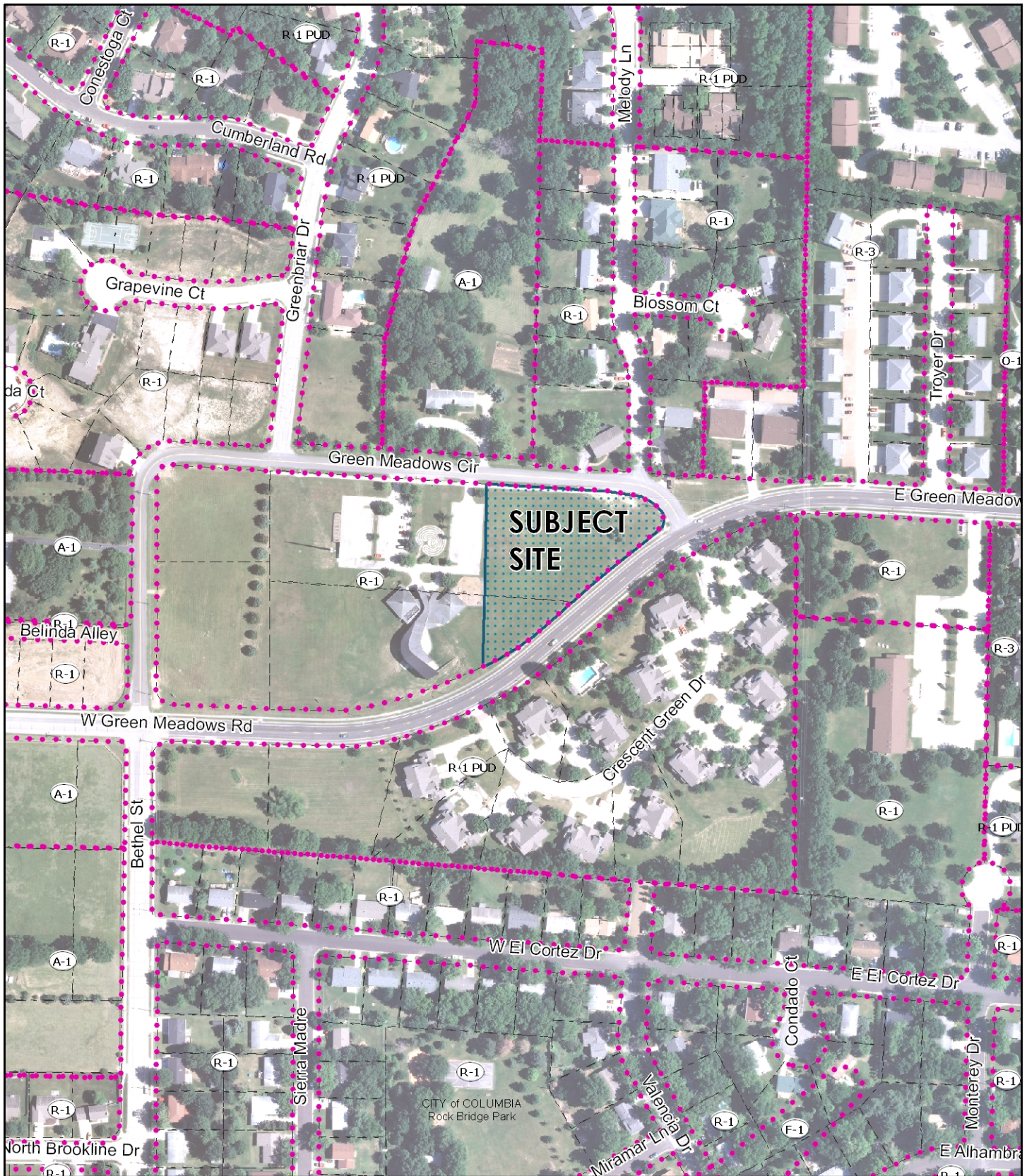
If the zoning is denied, the development plan is moot. If the zoning is approved, staff recommends modifications to the development plan.

Staff would also recommend denial of the plan's landscaping variance request.

Report prepared by ML

Approved by PR3

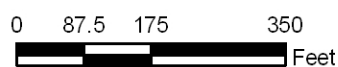




# **The Pinball Company** **Case 12-28 C-P Plan & Rezoning**



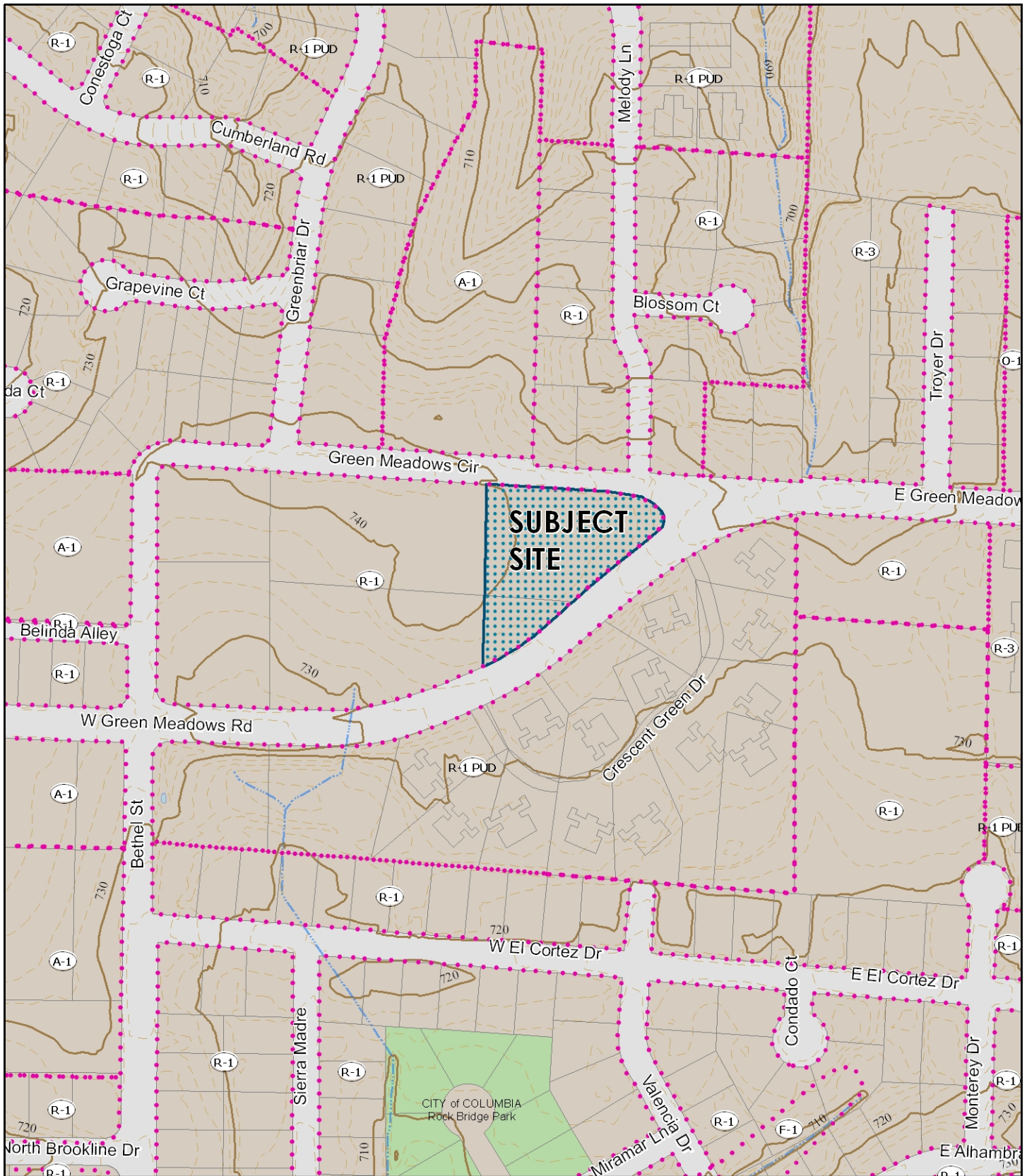
Aerial Image 2007



1 inch represents 250 feet







# The Pinball Company

## Case 12-28 C-P Plan & Rezoning



0 87.5 175 350  
Feet  
1 inch represents 250 feet  
Contour Interval: 2 feet





**City of Columbia  
Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 planning@gocolumbiamo.com

**REVISED**

**3/9/12**

**Statement of Intent Worksheet**

For office use:

Case #: <b>12-28</b>	Submission Date: <b>3/9/12</b>	Planner Assigned: <b>ML</b>
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning: **For The Pin Ball Company C-P Plan on Lot 202 of Rock Bridge Christian Church Plat 2.**

1. The uses proposed.

**The following uses are the only uses proposed or allowed for the property:**

**All permitted uses allowed in the O-1 zoning district, excluding those uses allowed under the R-3 Zoning District and the R-2 Zoning District but allowing all uses allowed within the R-1 Zoning District.**

**Retail Sales, strictly limited to Shipping, Delivery, Assembly, Refurbishment, Repair and Retail and Wholesale Sales of Non Gambling Pin Ball and Arcade type machines.**

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

**The Maximum gross square feet of building floor area proposed is 10,000 square feet.**

3. The maximum building height proposed.

**35 feet is the maximum building height as defined by the City Zoning Regulations and building codes.**

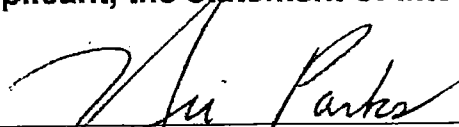
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

**A minimum of 40% landscaping is proposed for the site.**

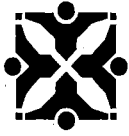
**\* In additon to the above the applicant agrees to provide a center turn lane for the driveway or driveways proposed for Green Meadows Drive that meets the City of Columbia traffic engineers approval**

**\*\* The applicant also agrees to and accepts that should the City of Columbia revise the O-1 Zoning District in such a manner as to allow the proposed retail use described above, that the City council may initiate a rezoning of the property to O-P without the applicants objection.**

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.**

  
Signature of Applicant or Agent

**3-8-12**  
Date



**City of Columbia**  
**Planning Department**  
701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

For office use:

Case #: <b>1228</b>	Submission Date: <b>2/13/12</b>	Planner Assigned: <b>ML</b>
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### Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

**12.5 FEET**

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

**2 FEET**

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

**2 SIGNS ARE ALLOWED, HOWEVER WE ARE SHOWING ONE SIGN ONLY**

**ADJACENT TO GREEN MEADOWS. 48 SQ.FT. MAX AREA AND 10' MAX. HEIGHT**

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)

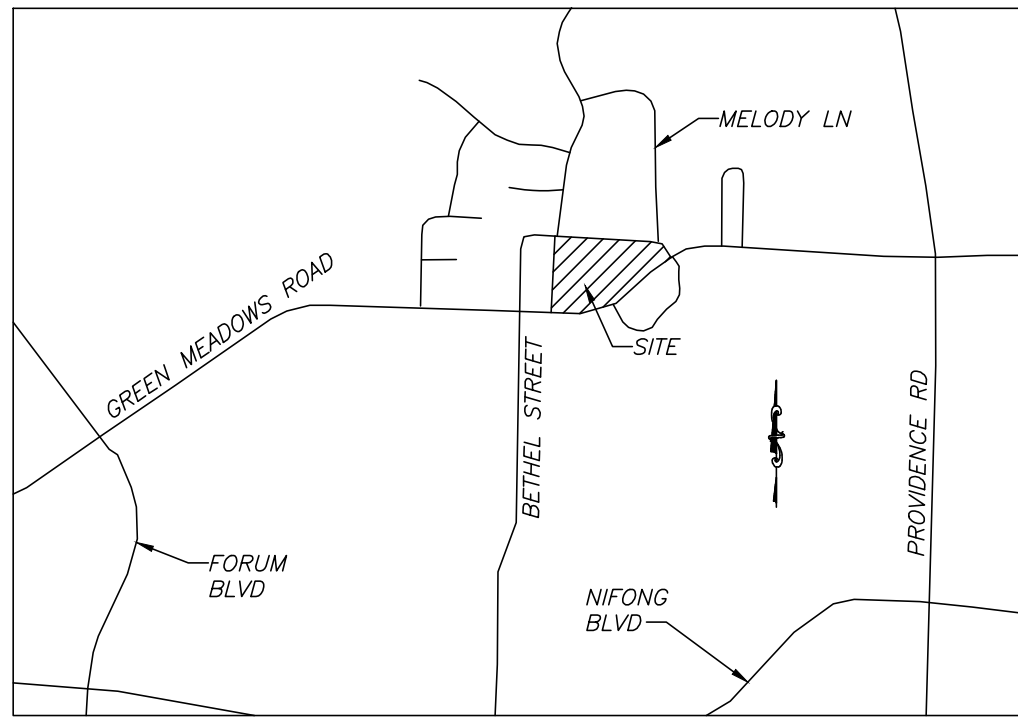
**47.22 LANDSCAPING, ALMOST ENTIRE SITE WILL BE DISTURBED.**

5. The maximum height and number of light poles and type of fixtures.

**28 FEET MAXIMUM HEIGHT, SHALL BE SEMI-CUT OFF SHOEBOX**

**FIXTURES WITH FOUR POLES SHOWN ON C-P PLAN.**





LOCATION MAP  
NOT TO SCALE

**OWNER:**

ROCK BRIDGE  
CHRISTIAN CHURCH  
301 W GREEN MEADOWS ROAD  
COLUMBIA, MO 65203  
(573) 442-4677

**CONTRACT PURCHASER:**

THE PINBALL COMPANY, LLC  
O/O NIC PARKS  
1020 E. GREEN MEADOWS  
ROAD, SUITE 112  
COLUMBIA, MO 65201  
(573) 442-4350

**SITE DATA**

ZONING: R-1  
ACREAGE: 1.45  
LOCATION: GREEN MEADOWS  
ROAD AND GREEN MEADOWS  
CIRCLE

**LEGEND**

- MH ○ EXISTING SANITARY MANHOLE  
MH ● PROPOSED SANITARY MANHOLE  
CO ○ EXISTING SANITARY CLEANOUT  
CO ● PROPOSED SANITARY CLEANOUT  
FH ○ EXISTING FIRE HYDRANT  
FH ● PROPOSED FIRE HYDRANT  
LP ○ EXISTING LIGHT POLE  
LP ● PROPOSED LIGHT POLE  
EM ○ EXISTING ELECTRIC METER  
EM ● PROPOSED ELECTRIC METER  
GM ○ EXISTING GAS METER  
GM ● PROPOSED GAS METER  
WM ○ EXISTING WATER METER  
WM ● PROPOSED WATER METER  
WB ○ EXISTING CABLE BOX  
WB ● PROPOSED ELECTRIC TRANSFORMER  
PE ○ EXISTING ELECTRIC TRANSFORMER  
PE ● PROPOSED ELECTRIC TRANSFORMER  
PP ○ EXISTING UTILITY POLE  
PP ● PROPOSED UTILITY POLE  
WV ○ EXISTING WATER VALVE  
WV ● PROPOSED WATER VALVE  
H ○ EXISTING HANDICAPPED SPACE  
H ● PROPOSED HANDICAPPED SPACE  
E ○ EXISTING IRON PIPE CAP #2001006115  
E ● PROPOSED IRON PIPE CAP #2001006115  
S ○ EXISTING SET  
S ● PROPOSED SET  
DH ○ EXISTING BORE HOLE  
DH ● PROPOSED BORE HOLE  
IP ○ EXISTING BENCH MARK  
IP ● PROPOSED BENCH MARK  
RB ○ EXISTING DRILL HOLE  
RB ● PROPOSED DRILL HOLE  
PM ○ EXISTING IRON PIPE  
PM ● PROPOSED IRON PIPE  
RW ○ EXISTING REBAR  
RW ● PROPOSED REBAR  
STONE ○ EXISTING MONUMENT  
STONE ● PROPOSED MONUMENT  
P ○ EXISTING PERMANENT MONUMENT  
P ● PROPOSED PERMANENT MONUMENT  
B ○ EXISTING RIGHT OF WAY MARKER  
B ● PROPOSED RIGHT OF WAY MARKER  
F/G ○ EXISTING STREET SIGN  
F/G ● PROPOSED STREET SIGN  
T/C ○ EXISTING BOLLARD  
T/C ● PROPOSED BOLLARD  
T/P ○ EXISTING EXISTING ROOF DRAIN  
T/P ● PROPOSED EXISTING ROOF DRAIN  
R ○ EXISTING EXISTING SPRINKLER VALVE  
R ● PROPOSED EXISTING SPRINKLER VALVE  
C ○ EXISTING EXISTING MAILBOX  
C ● PROPOSED EXISTING MAILBOX  
BCS ○ EXISTING EXISTING FLAGPOLE  
BCS ● PROPOSED EXISTING FLAGPOLE  
F/G ○ BOONE COUNTY SURVEY  
F/G ● FINISH GRADE  
T/C ○ TOP OF CURB  
T/C ● TOP OF CURB  
T/P ○ TOP OF PAVEMENT  
T/P ● TOP OF PAVEMENT  
R ○ RADIAL LINE  
R ● RADIAL LINE  
C ○ CENTERLINE  
C ● CENTERLINE

0.000 SQUARE FEET  
00.00 AC ACRES

- X --- EXISTING FENCE  
--- X --- PROPOSED FENCE  
--- UE --- EXISTING UNDERGROUND ELECTRIC  
--- UE --- PROPOSED UNDERGROUND ELECTRIC  
--- OE --- EXISTING OVER-HEAD ELECTRIC  
--- OE --- PROPOSED OVER-HEAD ELECTRIC  
--- UT --- EXISTING UNDERGROUND TELEPHONE  
--- UT --- PROPOSED UNDERGROUND TELEPHONE  
--- OT --- EXISTING OVER-HEAD TELEPHONE  
--- OT --- PROPOSED OVER-HEAD TELEPHONE  
--- FO --- EXISTING FIBER OPTIC CABLE  
--- FO --- PROPOSED FIBER OPTIC CABLE  
--- G --- EXISTING GAS  
--- G --- PROPOSED GAS  
--- S --- EXISTING SANITARY  
--- S --- PROPOSED SANITARY  
--- FM --- EXISTING SANITARY FORCEMAIN  
--- FM --- PROPOSED SANITARY FORCEMAIN  
--- W --- EXISTING WATER  
--- W --- PROPOSED WATER  
--- W --- EXISTING STORM SEWER  
--- W --- PROPOSED STORM SEWER  
--- CATV --- EXISTING CABLE TELEVISION  
--- CATV --- PROPOSED CABLE TELEVISION  
--- RD --- EXISTING ROOF DRAIN  
--- RD --- PROPOSED ROOF DRAIN  
--- T/C --- EXISTING FLOWLINE (E)  
--- T/C --- PROPOSED FLOWLINE (E)  
--- T/P --- EXISTING TREELINE  
--- T/P --- PRESERVED TREELINE  
--- 700 --- PROPOSED CONTOUR  
--- 700 --- EXISTING CONTOUR  
--- T/C 772.00 --- PROPOSED SPOT ELEVATION  
--- F/G 771.50 --- EXISTING SPOT ELEVATION  
--- EROSION CONTROL SILT FENCE --- EROSION CONTROL SILT FENCE

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS  
DAY OF \_\_\_\_\_, 2012.

SHEELA AMIN, CITY CLERK

ROBERT McDAVID, MAYOR

APPROVED BY THE CITY OF COLUMBIA PLANNING AND  
ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

DOUG WHEELER, CHAIRPERSON

**GENERAL NOTES**

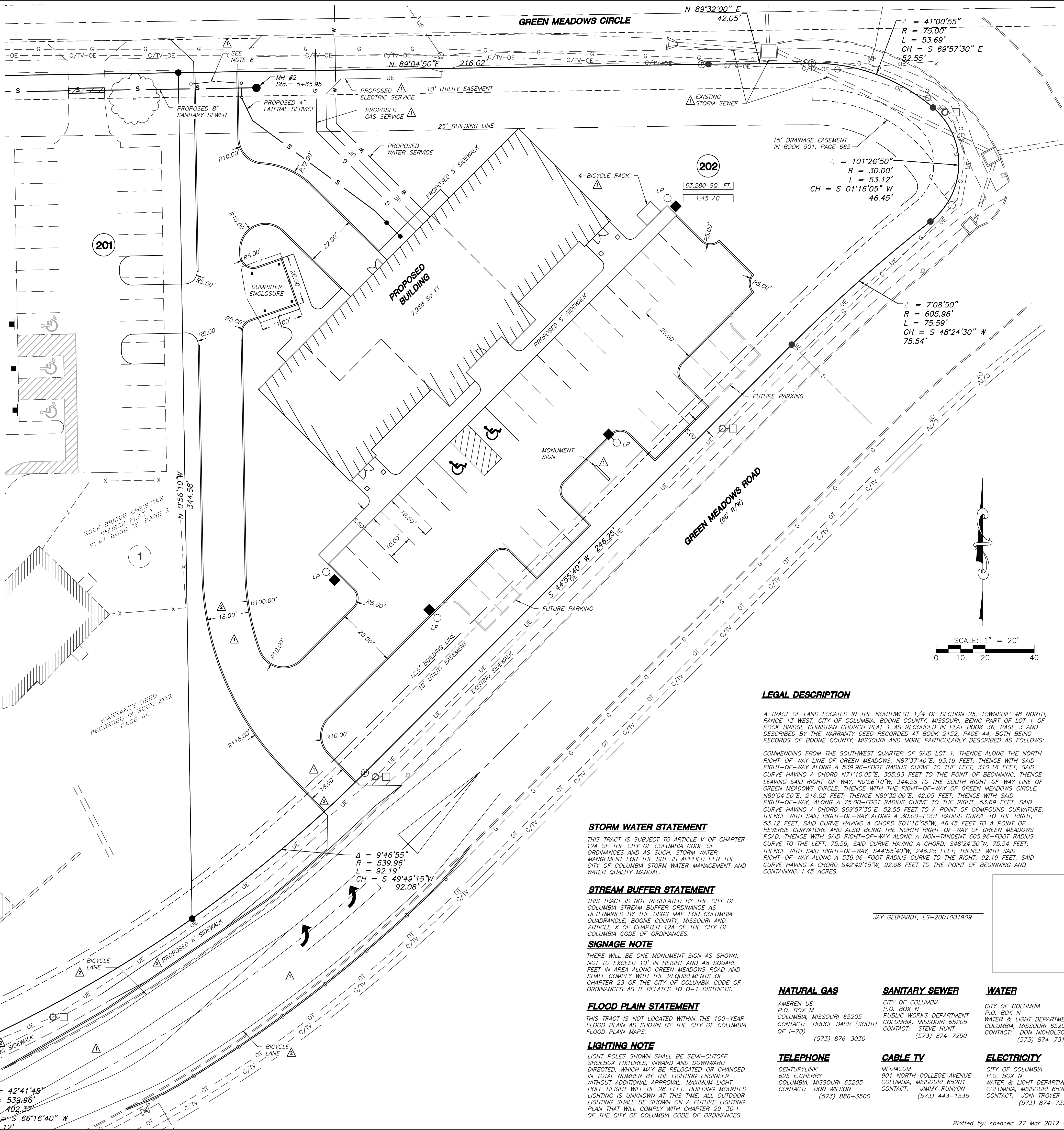
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THE INTENTION OF THIS GATE IS TO PREVENT CUT-THRU TRAFFIC AND WILL ALLOW FOR ONE-WAY TRUCK TRAFFIC FROM GREEN MEADOWS ROAD TO GREEN MEADOWS CIRCLE.

**BENCHMARK DATA**

TOP OF EXISTING MANHOLE AT THE NORTHEAST CORNER OF THE LOT LOCATED AT THE NORTHEAST CORNER OF GREENBRIAR DRIVE AND GREEN MEADOWS CIRCLE.  
ELEVATION = 737.11

**PARKING DATA**

LOT 202  
PROFESSIONAL & BUSINESS OFFICE:  
1 SPACE/300 SQ. FT.  
8,468 SQ. FT./300 = 28.22 OR 29 SPACES  
TOTAL REQUIRED: 29 SPACES (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE, AND 4 REQUIRED BICYCLE SPACES.)  
PROVIDED:  
25 PARKING SPACES  
2 HANDICAPPED SPACES  
4 BICYCLE SPACES  
31 SPACES



**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 3 AND DESCRIBED BY THE WARRANTY DEED RECORDED AT BOOK 2152, PAGE 44, BOTH BEING RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST QUARTER OF SAID LOT 1, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF GREEN MEADOWS, N87°37'40"E, 93.19 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE LEFT, 310.18 FEET, SAID CURVE HAVING A CHORD N71°10'05"E, 305.93 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, N0°56'10"W, 344.58 TO THE SOUTH RIGHT-OF-WAY LINE OF GREEN MEADOWS CIRCLE; THENCE WITH THE RIGHT-OF-WAY OF GREEN MEADOWS CIRCLE, N89°04'50"E, 216.02 FEET; THENCE N89°32'00"E, 42.05 FEET; THENCE WITH SAID RIGHT-OF-WAY, ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 53.69 FEET, SAID CURVE HAVING A CHORD S69°57'30"E, 52.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID RIGHT-OF-WAY ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 53.12 FEET, SAID CURVE HAVING A CHORD S01°16'05"W, 46.45 FEET TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE NORTH RIGHT-OF-WAY OF GREEN MEADOWS ROAD; THENCE WITH SAID RIGHT-OF-WAY ALONG A NON-TANGENT 605.96-FOOT RADIUS CURVE TO THE LEFT, 75.59, SAID CURVE HAVING A CHORD, S48°24'30"W, 75.54 FEET; THENCE WITH SAID RIGHT-OF-WAY, S44°55'40"W, 246.25 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE RIGHT, 92.19 FEET, SAID CURVE HAVING A CHORD S49°49'15"W, 92.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

**STORM WATER STATEMENT**

THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS SUCH, STORM WATER MANAGEMENT FOR THE SITE IS APPLIED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

**STREAM BUFFER STATEMENT**

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**SIGNAGE NOTE**

THERE WILL BE ONE MONUMENT SIGN AS SHOWN, NOT TO EXCEED 10' IN HEIGHT AND 48 SQUARE FEET IN AREA ALONG GREEN MEADOWS ROAD AND SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO O-1 DISTRICTS.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAPS.

**LIGHTING NOTE**

LIGHT POLES SHOWN SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 28 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**NATURAL GAS**

AMEREN UE  
P.O. BOX 11  
COLUMBIA, MISSOURI 65205  
CONTACT: BRUCE DARR (SOUTH OF I-70)  
(573) 876-3030

**SANITARY SEWER**

CITY OF COLUMBIA  
P.O. BOX N  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: STEVE HUNT  
(573) 874-7250

**WATER**

CITY OF COLUMBIA  
P.O. BOX N  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DON NICHOLSON  
(573) 874-7321

**TELEPHONE**

CENTURYLINK  
625 E. CHERRY  
COLUMBIA, MISSOURI 65205  
CONTACT: DON WILSON  
(573) 886-3500

**CABLE TV**

MEDIACOM  
901 NORTH COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
CONTACT: JIMMY RUNYON  
(573) 443-1535

**ELECTRICITY**

CITY OF COLUMBIA  
P.O. BOX N  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: JONI TROYER  
(573) 874-7321

Plotted by: spencer; 27 Mar 2012 - 1:31pm

X:\Project\COIL CONSTRUCTION\BBOC SUBDIVISION\PINBALL COMPANY C-P PLAN\CAD\COIL12-02.dwg C-P PLAN

THE PINBALL  
COMPANY  
C-P PLAN  
FEBRUARY 13, 2012  
C-P SITE PLAN  
C101



A CIVIL GROUP  
CIVIL ENGINEERING, PLANNING, SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PHONE: (573) 811-5150, FAX: (573) 811-1471

JAY GEBHARDT MO E-35052

NO.	DATE	DESCRIPTION	BY
1	02/22/12	CITY COMMENTS	JG
2	02/08/12	CITY COMMENTS	JG
3	02/08/12	DESCRIPTION	BY
4	02/08/12	DESCRIPTION	BY
5	02/08/12	DESCRIPTION	BY
6	02/08/12	DESCRIPTION	BY
7	02/08/12	DESCRIPTION	BY
8	02/08/12	DESCRIPTION	BY
9	02/08/12	DESCRIPTION	BY
10	02/08/12	DESCRIPTION	BY
11	02/08/12	DESCRIPTION	BY
12	02/08/12	DESCRIPTION	BY
13	02/08/12	DESCRIPTION	BY
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ACG JOB#		COIL12-02	
DRAWING#		COIL12.02	
ENGINEER:		JG	
P.M.:		BAB	
DRAWN BY:		BAB	
PLOTTED:		02/10/12	
<b>DWG</b>		<b>C102</b>	
SHEET	2	OF	2